

**Grantee: Charlotte County, FL**

**Grant: B-11-UN-12-0025**

**January 1, 2013 thru March 31, 2013 Performance Report**

---



**Grant Number:**

B-11-UN-12-0025

**Obligation Date:****Award Date:****Grantee Name:**

Charlotte County, FL

**Contract End Date:**

03/11/2014

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$2,022,962.00

**Grant Status:**

Active

**QPR Contact:**

Robert Hebert

**Estimated PI/RL Funds:**

\$0.00

**Total Budget:**

\$2,022,962.00

**Disasters:****Declaration Number**

No Disasters Found

**Narratives****Summary of Distribution and Uses of NSP Funds:**

Charlotte County will utilize the NSP3 Grant funds to serve areas within the greatest areas of need identified in the NSP3 Mapping Tools scoring 17 or above.

Acquisition and Rehab of foreclosed Properties LMMI \$948,695.00

Demolition \$50,000.00

Redevelopment \$316,231.00

Administration \$202,296.00

Acquisition & rehab (25%-set aside) \$252,870.00

Redevelopment/New Construction \$252,870.00

**How Fund Use Addresses Market Conditions:**

Funds used in the NSP III program will provide market condition improvement by:

- Providing construction workers jobs that creates an economic boost
- By purchasing sub-standard housing and removing them from the housing inventory creating an enhancement of the need for new construction and creating new jobs
- Eliminating blighted or abandoned properties that are health and safety risks

The recession has affected the Charlotte County area in significant proportions. At one point, this County had the highest rate of foreclosures in the State. This has not diminished to this point. A number of foreclosed, abandoned, or blighted structures are in this target area. Stabilization of these conditions in this neighborhood will enhance recovery the recovery in this area.

These funds are being used as the kickoff of a much larger project being undertaken by the County and the neighborhood residential and commercial interests to commit further resources over the next ten years in the target area to further rehabilitate the neighborhood.

**Ensuring Continued Affordability:**

Charlotte County will maintain affordability standards for NSP III assisted housing by adopting minimum HOME standards of homeownership as found at 24 CFR 92.252 (a) (c) (e) and (f) and to ensure long term affordability.

Currently Charlotte County is adhering to the Charlotte County Local Housing Assistance Plan that requires a minimum of twenty years of affordability that relates to a 30% maximum of income levels of households for the cost of housing. Income eligibility is based on the Area Median Income as published annually by the U.S. Department HUD.

**Definition of Blighted Structure:**

Blighted Structure is a building or housing unit that is not being maintained to a minimum housing standard and exhibits common housing violations such as those definitions found in Florida Statutes Chapter 163.340, which outlines the following conditions:

1. Building deterioration
2. Site deterioration or site deficiencies



3. Unsanitary and unsafe conditions and incompatible uses
4. Six or more ownership parcels per block
5. Buildings greater than 40 years of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

A blighted structure will meet one or more of the aforementioned criteria.

#### **Definition of Affordable Rents:**

Charlotte County will abide by HOME guidelines for maintaining affordable rents for homeownership as found at 24 CFR part 92.252 and 92.254.

Housing costs, including rent not to exceed 30% of household income level. Households must fall into the income levels for Area Median Income as established annually by US Department of HUD.

#### **Housing Rehabilitation/New Construction Standards:**

Charlotte County will use adopted rehabilitation standards to guide all work specifications written for NSP rehabilitated properties. The County's rehabilitation standards to the extent feasible, incorporate "green" rehabilitation techniques to the areas addressed in the County's residential rehabilitation standards document. The areas addressed include:

- A. Exterior Surface
- B. Foundations and Structures
- C. Windows and Doors
- D. Roofing
- E. Insulation/Ventilation
- F. Interior Standards (Including Lead and Asbestos Compliance)
- G. Electrical
- H. Plumbing, HVAC and other major mechanical systems.
- I. The County's residential rehabilitation standards comply with all applicable state and local building codes and Federal regulations that govern the CDBG/NSP program.

#### **Vicinity Hiring:**

Charlotte County subscribes to non-discriminatory equal opportunity hiring and requires all contractors and sub-contractors seek Section 3 individuals to fill positions in the construction under this and all affordable housing construction projects. This would include to posting and advertising of positions in the local areas where any affordable housing development is being conducted. Reports, as appropriate, will be generated to document these practices and the tracking of new hires.

#### **Procedures for Preferences for Affordable Rental Dev.:**

Charlotte County will ensure housing costs, including rents, will not exceed the 30% level of household income. Household income must fall into the income levels as established by the U.S. Department of HUD as published annually.

#### **Grantee Contact Information:**

Robert P. Hebert  
410 Taylor Street, Suite 101  
Punta Gorda, FL 33950  
941-505-4889 - Office  
941-628-0507 - Cell  
941-505-4890 - Fax  
email: robert.hebert@charlottefl.com

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,022,962.00
<b>Total Budget</b>	\$0.00	\$2,022,962.00
<b>Total Obligated</b>	\$526,526.72	\$815,123.74
<b>Total Funds Drawdown</b>	\$526,526.72	\$815,123.74
<b>Program Funds Drawdown</b>	\$526,526.72	\$815,123.74
<b>Program Income Drawdown</b>	\$0.00	\$0.00



Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$703,916.16	\$885,179.92
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$303,444.30	\$0.00
Limit on Admin/Planning	\$202,296.20	\$51,148.82
Limit on State Admin	\$0.00	\$51,148.82

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$202,296.20	\$202,296.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$505,740.50	\$505,740.00

## Overall Progress Narrative:

Charlotte County has been diligently working towards meeting the completion of the NSP 3 grant and in doing so has encountered delays in reaching deadlines as included in the grant agreement. The primary delays have been Acquisition limitations due to investor involvement in the market; the Historic Clearances and with the completion of that process the Tribal clearances from the Native American Tribes that were required and listed in the HUD listings for Florida. The time line for the receipt of the historic clearances is included in the following individual property summaries.

As of this date, Charlotte County has 8 of the acquired properties under construction with 1 property in final bid this week for rehab and it is expected that the bid was awarded by Monday, April 1, 2013.

The costs of construction under contract for the 8 initial properties total \$686,402.77. Acquisition and related costs total \$451,399.51 or a total of spent and obligated/contracted equal to \$1,137,802.28 in excess of 50% when other activities and additional acquisition costs are included and will be expended by mid-Summer, 2013 according to the draw schedule for each project. In addition with the remaining 3 properties it is estimated that construction expenditures will be \$270,000.00 bringing the total grant expenditures to 70% of total the grant amount by mid-summer.

As of today, Charlotte County has expended \$885,159.72 or 88% of the 50% (\$1,011,481.00) level of this grant. With the expenditures that are expected by 4/15/2013 the 50% level will be exceeded.

Property history and status:

1. Property NSP #301 &ndash 21290 Austin Ave., Port Charlotte, Florida.

Acquired: 10/21/2012

Final State Historical Clearance: 11/13/2012

Date of construction permit issued: 2/26/2013

Construction completion date: 4/26/2013

Cost of construction: \$94,220.00





Percent completed: 65%

2. Property NSP #305 &dash 2158 Conway Blvd, Port Charlotte, Florida

Acquired: 8/8/2011

Final State Historical Clearance: 11/13/2012

Date of construction permit issued: Bid awarded &dash permit pending

Construction completion date: 5/1/2013

3. Property NSP #307 &dash 2214 Bragg Court, Port Charlotte, Florida

Acquired: 11/16/2011

Final State Historical Clearance: 11/13/2012

Date of construction permit issued: 2/15/2013

Construction completion date: 4/21/2013

Cost of construction: \$94,220.00

Percent Completion: 85%

4. Property NSP #308 &dash 21251 Austin Ave., Port Charlotte, Florida

Acquired: 9/1/2011

Final Historical Clearance: N/A due to age of property, < 50 years old.

Date of construction permit issued: 2/26/2013

Construction completion date: 5/1/2013

Cost of Construction: \$94,220.00

Percent completed: 45%

5. Property NSP #310 &dash 2345 Elkam Blvd., Port Charlotte, Florida

Acquired: 8/31/2011

Final State Historical Clearance: 11/13/2012

Date of construction permit issued: 2/26/2013

Construction completion date: 5/1/2013

Cost of construction: \$94,650.00

Percent completed: 65%

6. Property NSP #313 &dash 21051 Gephardt Ave., Port Charlotte, Florida

Acquired: 8/31/2011

Final State Historical Clearance: 11/13/2012

Date of construction permit issued: 3/6/2013

Construction completion date: 5/8/2013

Cost of construction: \$99,150.00

Percent Completed: 65%

7. Property NSP #314 &dash 22008 Belinda Ave., Port Charlotte, Florida

Acquired: 9/30/2011

Final Historical Clearance: 11/13/2012

Date of construction permit issued: 2/26/2013

Construction completion date: 4/21/2013

Cost of construction: \$95,900.00

Percent completed: 85%

8. Property NSP #321 &dash 2529 Elkam Blvd., Port Charlotte, Florida

Acquired: 12/15/2011

Final State Historical Clearance: 11/13/2012

Date of construction permit issued: 2/26/2013

Construction completion date: 5/1/2013

Cost of Construction: \$94,650.00

Percent completed: 65%

9. Property NSP #328 &dash 22211 Belinda Ave., Port Charlotte, Florida

Acquired: 12/21/2012

Final Historical Clearance: Pending

Date of construction permit issued: Pending bid process when historical clearance  
is received

Construction completion date:

10. Property NSP #326 &dash 21048 Gertrude Ave., Port Charlotte, Florida

Acquired: 12/28/2102

Final Historical Clearance: Pending



Date of construction commencement: Pending bid process when historical clearance is received

Construction completion date:

11.Property NSP #327 &ndash 2610 Lakeshore Circle, Port Charlotte, Florida

Acquired: 1/31/2013

Final Historical Clearance: Not required, < 50 years old.

Date of construction commencement: Pending bid process

Construction completion date:

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-3-Adm, Administration	\$27,297.91	\$202,296.00	\$51,148.82
NSP-3-B, Acquisition and rehabilitation	\$432,960.62	\$1,201,565.00	\$639,449.91
NSP-3-D, Demolition	\$0.00	\$50,000.00	\$5,471.40
NSP-3-E, Redevelopment - new	\$66,268.19	\$569,101.00	\$119,053.61



## Activities

<b>Grantee Activity Number:</b>	<b>NSP - 3-1</b>
<b>Activity Title:</b>	<b>Acquisition and Rehab of foreclosed properties</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-3-B

**Projected Start Date:**

04/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition and rehabilitation

**Projected End Date:**

03/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charlotte County

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2013**

N/A

**To Date**

\$948,695.00

**Total Budget**

\$0.00

\$948,695.00

**Total Obligated**

\$340,123.81

\$473,915.80

**Total Funds Drawdown**

\$340,123.81

\$473,915.80

**Program Funds Drawdown**

\$340,123.81

\$473,915.80

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$430,082.44

\$495,029.65

Charlotte County

\$430,082.44

\$495,029.65

**Match Contributed**

\$0.00

\$0.00

### Activity Description:

This area has been designated by the Charlotte County Board of County Commissioners as a Community Redevelopment Area (CRA). This provides the basis of pursuing up to seven properties, foreclosed or abandoned for rehab and then making them available to LMI Households for occupancy. Property acquisition will be conducted by the County Real Estate Services Department in concert with area Realtors and lending institutions. Acquisition will include initial inspection, an independent appraisal to determine value and offer level (not to exceed 99% of appraised value). With acceptance of, rehabilitation will commence by first bidding out the necessary work and executing appropriate contracts with local contractors. All reconstruction will utilize green building materials. All contractors have been instructed on the value and obligation of seeking new employees that are Section 3 qualified.

With the completion of the construction phase, all of these properties will be made available for LMI Households. Primarily for long term home ownership if financing is available or long term rentals based income qualification

### Location Description:

Neighborhood ID #8827484 &ndash Port Charlotte, Charlotte County, Florida &ndash boundaries &ndash U.S. Route 41 to the West and South; Midway Boulevard to the North and Conway to the South East. Map Attached as Attachment A

### Activity Progress Narrative:

Construction costs for 2158 Conway; 2214 Bragg; 22008 Belinda; 2529 Elkcam; 21048 Gertrude; 2610 Lakeshore; 22211 Belinda



### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---





<b>Grantee Activity Number:</b>	<b>NSP -3-2</b>
<b>Activity Title:</b>	<b>Demolition of condemned or blighted structures</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

NSP-3-D

**Projected Start Date:**

04/01/2011

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Demolition

**Projected End Date:**

03/30/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Charlotte County

**Overall**
**Total Projected Budget from All Sources**
**Total Budget**
**Total Obligated**
**Total Funds Drawdown**
**Program Funds Drawdown**
**Program Income Drawdown**
**Program Income Received**
**Total Funds Expended**

Charlotte County

**Match Contributed**
**Jan 1 thru Mar 31, 2013**

N/A

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$565.78

\$565.78

\$0.00

**To Date**

\$50,000.00

\$50,000.00

\$5,471.40

\$5,471.40

\$5,471.40

\$0.00

\$0.00

\$5,471.40

\$5,471.40

\$0.00

**Activity Description:**

In conjunction with the Charlotte County Building Code Enforcement Department and visual observation we will identify blighted and/or condemned properties. Legal authority will be determined to allow for demolition of structures. With legal authority demolition jobs will be assigned to contracted demo companies. Liens for the cost amount of each demo will be filed against the property.

**Location Description:**

Neighborhood ID #8827484 &ndash Port Charlotte, Charlotte County, Florida &ndash boundaries &ndash U.S. Route 41 to the West and South; Midway Boulevard to the North and Conway to the South East. Map Attached as Attachment A

**Activity Progress Narrative:**

one completed after end of quarter - 6 potential pending demolitions

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/8
<b># of Singlefamily Units</b>	0	0/8



### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** NSP -3-4  
**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP-3-Adm

**Projected Start Date:**

04/01/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charlotte County

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$202,296.00
Total Budget	\$0.00	\$202,296.00
Total Obligated	\$27,297.91	\$51,148.82
Total Funds Drawdown	\$27,297.91	\$51,148.82
Program Funds Drawdown	\$27,297.91	\$51,148.82
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$35,754.93	\$51,151.56
Charlotte County	\$35,754.93	\$51,151.56
Match Contributed	\$0.00	\$0.00

**Activity Description:**

Reimbursement for Administration cost the expenses of administering this program

**Location Description:**

The Main office for Administration of this activity is located at 1050 Loveland Blvd, Port Charlotte, Florida 33980

**Activity Progress Narrative:**

Cost for administration activities for quarter

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---





**Grantee Activity Number:** NSP -3-5  
**Activity Title:** Acq. & Rehab of foreclosed prop. (Set-Aside)

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-3-B

**Projected Start Date:**

04/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition and rehabilitation

**Projected End Date:**

03/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charlotte County

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$252,870.00
Total Budget	\$0.00	\$252,870.00
Total Obligated	\$92,836.81	\$165,534.11
Total Funds Drawdown	\$92,836.81	\$165,534.11
Program Funds Drawdown	\$92,836.81	\$165,534.11
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$118,192.54	\$186,734.99
Charlotte County	\$118,192.54	\$186,734.99
Match Contributed	\$0.00	\$0.00

**Activity Description:**

This area has been designated by the Charlotte County Board of County Commissioners as a Community Redevelopment Area (CRA). This provides the basis of pursuing up to two properties, foreclosed or abandoned for rehab and then making them available to VLI Households for occupancy. Property acquisition will be conducted by the County Real Estate Services Department in concert with area Realtors and lending institutions. Acquisition will include initial inspection, an independent appraisal to determine value and offer level (not to exceed 99% of appraised value). With acceptance of, rehabilitation will commence by first bidding out the necessary work and executing appropriate contracts with local contractors. All reconstruction will utilize green building materials. All contractors have been instructed on the value and obligation of seeking new employees that are Section 3 qualified.

With the completion of the construction phase, all of these properties will be made available for VLI Households. Primarily for long term home ownership if financing is available or long term rentals based income qualification. This activity will be used to house individuals or families whose incomes do not exceed 50% of area median income (VLI).

**Location Description:**

Neighborhood ID #8827484 &ndash Port Charlotte, Charlotte County, Florida &ndash boundaries &ndash U.S. Route 41 to the West and South; Midway Boulevard to the North and Conway to the South East. Map Attached as Attachment A

**Activity Progress Narrative:**

Construction costs for 21251 Austin;2345 Elkcarn

### Accomplishments Performance Measures

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



<b>Grantee Activity Number:</b>	<b>NSP 3-3</b>
<b>Activity Title:</b>	<b>Redevelopment by new construction</b>

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-3-E

**Projected Start Date:**

04/01/2011

**Benefit Type:**

Direct ( Household )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - new

**Projected End Date:**

03/30/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Charlotte County

**Overall**
**Total Projected Budget from All Sources**
**Jan 1 thru Mar 31, 2013**

N/A

**To Date**

\$316,231.00

**Total Budget**

\$0.00

\$316,231.00

**Total Obligated**

\$57,314.87

\$83,523.69

**Total Funds Drawdown**

\$57,314.87

\$83,523.69

**Program Funds Drawdown**

\$57,314.87

\$83,523.69

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$80,811.01

\$83,759.92

Charlotte County

\$80,811.01

\$83,759.92

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

The County Real Estate Services Department will identify qualifying properties for acquisition in the targeted area. Acquisition of these properties will be pursued. New houses will be constructed for availability for LMI Households. All construction will utilize green building materials. All contractors have been instructed on the value and obligation of seeking new employees that are Section 3 qualified. With the completion of the construction phase, all of these properties will be made available for LMI Households. Primarily for long term home ownership if financing is available or long term rentals based income qualification.

**Location Description:**

Neighborhood ID #8827484 &ndash Port Charlotte, Charlotte County, Florida &ndash boundaries &ndash U.S. Route 41 to the West and South; Midway Boulevard to the North and Conway to the South East. Map Attached as Attachment A

**Activity Progress Narrative:**

21290 Austin

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---





<b>Grantee Activity Number:</b>	<b>NSP-3-6</b>
<b>Activity Title:</b>	<b>Redevelopment by new construction (Set-Aside)</b>

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-3-E

**Projected Start Date:**

04/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment - new

**Projected End Date:**

03/30/2014

**Completed Activity Actual End Date:**
**Responsible Organization:**

Charlotte County

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$252,870.00
<b>Total Budget</b>	\$0.00	\$252,870.00
<b>Total Obligated</b>	\$8,953.32	\$35,529.92
<b>Total Funds Drawdown</b>	\$8,953.32	\$35,529.92
<b>Program Funds Drawdown</b>	\$8,953.32	\$35,529.92
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$38,509.46	\$63,032.40
Charlotte County	\$38,509.46	\$63,032.40
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The County Real Estate Services Department will identify qualifying properties for acquisition in the targeted area. Acquisition of these properties will be pursued. New houses will be constructed for availability for VLI Households. All construction will utilize green building materials. All contractors have been instructed on the value and obligation of seeking new employees that are Section 3 qualified. With the completion of the construction phase, all of these properties will be made available for VLI Households. Primarily for long term home ownership if financing is available or long term rentals based income qualification. This activity will be used to house individuals or families whose incomes do not exceed 50% of area median income (VLI).

**Location Description:**

Neighborhood ID #8827484 &ndash Port Charlotte, Charlotte County, Florida &ndash boundaries &ndash U.S. Route 41 to the West and South; Midway Boulevard to the North and Conway to the South East. Map Attached as Attachment A

**Activity Progress Narrative:**

Construction for 21051 Gephardt

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

